

*Village of Barrington  
Architectural Review Commission  
Minutes Summary*

Date: March 22, 2012

Time: 7:00 PM

Location: Village Board Room  
200 South Hough Street  
Barrington, Illinois

In Attendance: Karen Plummer, Commissioner  
Patrick Lytle, Commissioner  
Scott Kozak, Commissioner  
Joe Coath, Vice Chairperson  
Marty O'Donnell, Chairperson

Staff Members: Jennifer Tennant, Zoning Coordinator  
Kevin Kramer, Planner  
Jean Emerick, Recording Secretary

*Call to Order*

Chairperson O'Donnell called the special meeting to order at 7:02 PM.

Roll call noted the following: Steve Petersen, absent; Karen Plummer, present; Patrick Lytle, present; Scott Kozak, present; Chris Geissler, absent; Vice-Chairperson Joe Coath, present; Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

*Chairperson's Remarks*

Chairperson O'Donnell announced the order of proceedings.

*Old Business*

None

*New Business*

**ARC 12-03:** 205 Coolidge Avenue – Public Hearing

**Applicant:** Graham and Megan Whalen  
611 South Wells Street  
Chicago, IL 60602

The applicant is requesting that the structures located at 205 Coolidge be reclassified from contributing status to noncontributing status (9.8 Historic Preservation Overlay District, Structures or Sites). The property is zoned R-6 H Single-Family Residential Historic Preservation Overlay District.

In attendance to present PC 12-03 was Pam Wynard, realtor, representing Paul Hamm, 205 Coolidge property owner, and the potential buyers of the property, Megan and Graham Whalen. The Hamms have owned the house since 1968. It has been a rental, a one bedroom and one bath. It has been an eyesore. The Whelans would like to build a new home on the site.

Chairperson O'Donnell said he is prepared to hear a motion to tear it down. It should have never been labeled a contributing structure.

Ms. Tennant said it will go straight to the Village Board after ARC approval.

The Commissioners were in agreement with the reclassification.

Ms. Tennant mentioned that the petition also pertains to the garage.

There were no comments from the public.

A motion was made by Commissioner Plummer seconded by Commissioner Kozak to reclassify the structures located at 205 Coolidge from contributing status to noncontributing status.

*Roll Call Vote: Commissioner Petersen, absent; Commission Plummer, yes; Commissioner Lytle, yes, Commissioner Kozak, yes; Commissioner Geissler, absent; Vice Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 5-0. The motion carried.*

The Commission suggested that the petitioner hire an architect and bring the preliminary plans before the Commission.

Commissioner Kozak said that if they have seen the style in the Historic District then they will probably be okay.

The Whelans are aware of coming back for a preliminary review.

#####

**ARC 12-02:** 115 South Hough St – Final Approval Continuation

**Applicant:** Bachmon 115 S Hough St LLC  
115 S Hough St  
Barrington, IL 60010

**Contractor:** Chicago Window Pros  
1 Northfield Plaza, Ste 300, Northfield, IL 60093

The petitioner is seeking final approval for alterations to the existing façade which include adding an 84"x86" window on the north side of the front façade on the property located at 115 South Hough Street. The Petitioner proposes to add the window to the façade that is designed to fit the retail character of the block. The property is zoned B-4 Village Center District.

This petition was continued from February 9, 2012.

Ursula and Oscar Moncau said they took the Commission's advice and hired an architect. The comments at the last meeting helped them; they changed window companies and have a better understanding of the project.

Commission Kozak said he appreciates the additional detail; it answers many of their questions. He asked if there was going to be anything up above the window; he is assuming the light fixtures would be lighting up the signage?

Ms. Moncau answered that he was correct.

Commissioner Kozak said that he is okay with size and details.

Mr. Kramer said that according to the design guidelines, a window that goes down to the ground is discouraged but not prohibited.

Commissioner Kozak said he is okay with the signage above the window.

Vice Chairperson Coath said he appreciates the drawings.

Chairperson O'Donnell said he is fine with the project.

Commissioner Lytle was not at the first meeting, but he does not like the window and will not stand in the way of approving the petition tonight.

Commissioner Plummer is fine with it.

There were no comments from the public.

A motion was made by Commissioner Coath and seconded by Commissioner Plummer to approve the alterations to the existing façade which include adding an 84"x 86" window on the north side of the front façade on the property located at 115 South Hough Street. The Petitioner proposes to add the window to the façade that is designed to fit the retail character of the block.

Roll Call Vote: Commissioner Petersen, absent; Commission Plummer, yes; Commissioner Lytle, no, Commissioner Kozak, yes; Commissioner Geissler, absent; Vice Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 4-1. The motion carried.

#####

Approval of Minutes

February 9, 2012

Commissioner Plummer made a motion to approve the February 9, 2012 meeting minutes as amended, Commissioner Kozak seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Planners report

In February the Village Board approved the terms with the developer for the Hough Main Redevelopment project. There were no more proposals. On Monday, March 19<sup>th</sup>, the Board approved the developer. The developer now has 90 days to submit for their planned development.

#####

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Plummer and seconded by Commissioner Lytle to adjourn the meeting at 7:36 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean M. Emerick  
Recording Secretary

  
Chairperson O' Donnell  
Architectural Review Commission

Approval Date: April 12, 2012